

**MINUTES OF
PLANNING COMMISSION MEETING
FEBRUARY 9, 1995**

PRESENT: John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Patrick M. Hanlon, Providence District
Suzanne F. Harsel, Braddock District
Robert v. L. Hartwell, Commissioner At-Large
John C. Hunter, Commissioner At-Large
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Carl L. Sell, Jr., Lee District
Alvin L. Thomas, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Chairman Murphy congratulated Mrs. Katherine K. Hanley on her election as Interim Chairman of the Board of Supervisors on behalf of the Planning Commission. He said that she would be sworn in on Friday, February 10, 1995, and begin her tenure on Monday, February 13, 1995.

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Chairman Murphy noted that today was the birthday of Commissioner Thomas and congratulated him on the event.

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Commissioner Hartwell stated that the decision-only which had been scheduled for this evening on the Zoning Ordinance Amendment regarding Advanced Density Credits still needed additional time to resolve the issues. He then MOVED THAT WE FURTHER DEFER THIS CASE TO A DATE CERTAIN OF FEBRUARY 23, 1995.

Commissioner Koch seconded the motion which carried unanimously.

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Commissioner Downer announced her intent to indefinitely defer RZ-93-D-022, Mena Corporation, from its scheduled date of Wednesday, March 1, 1995.

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Commissioner Palatiello stated that RZ-94-H-043 and FDP-94-H-043, Stanley Martin Companies, Incorporated, had been scheduled for public hearing this evening and **MOVED THAT WE DEFER THE PUBLIC HEARING ON THOSE APPLICATIONS TO A DATE CERTAIN OF FEBRUARY 23, 1995.**

Commissioner Hunter seconded the motion which carried unanimously.

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Commissioner Sell stated that RZ-94-L-034 and FDP-94-L-034, Nazir Bhagat, had been scheduled for public hearing this evening and **MOVED THAT THE PUBLIC HEARING BE DEFERRED TO A DATE CERTAIN OF MARCH 16, 1995.**

Commissioner Byers seconded the motion which carried unanimously.

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Commissioner Hanlon noted that S94-II-F1, Out-Of-Turn Plan Amendment, and 94-II-4F, APR Item in the Providence District, both related to the Oakton Road/Jermantown Road area, were not yet complete. He then **MOVED TO FURTHER DEFER THE DECISION-ONLY ON THESE CASES TO MARCH 2, 1995.**

Commissioners Byers and Koch seconded the motion which carried unanimously.

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Commissioner Palatiello referred to a public hearing held on October 19, 1994 for PCA-94-2-113-3 and DPA-74-2-113-6, McDonald's Corporation, and stated that the Planning Commission had recommended denial of those applications. He said they never reached the Board of Supervisors and he had a formal notification this evening that those applications had been withdrawn.

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Secretary Harsel **MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING SETS OF MINUTES FOR 1994, AS SUBMITTED: MAY 5, 1994; MAY 18, 1994; AND THE FOLLOWING SETS WILL BE THOSE AS CORRECTED: APRIL 28, 1994; MAY 19, 1994; MAY 26, 1994; JUNE 8, 1994; JUNE 15, 1994; JUNE 16, 1994; AND JUNE 23, 1994.**

Commissioner Thomas seconded the motion which carried by a vote of 10-0-2 with Commissioners Hall and Hunter abstaining.

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Commissioner Hanlon announced his intent to defer indefinitely SE-94-P-036 and PCA-83-P-099, CATAWBA Corporation, from the scheduled date of Wednesday, March 22, 1995.

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Chairman Murphy referred to his memorandum dated February 9, 1995, regarding "1995 Appointments for Planning Commission Committees", and said appointments to the Joint Committee on Parks and the Public Utilities Committee were being held in abeyance until further word was received from the Board of Supervisors.

Commissioner Hanlon then MOVED THAT THE COMMITTEE ASSIGNMENTS FOR 1995 BE RATIFIED, EXCEPT FOR PARKS AND PUBLIC UTILITIES COMMITTEES.

Commissioner Sell seconded the motion which carried unanimously.

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Commissioner Sell noted that members of the Joint Planning Commission/Parks Committee had met on Wednesday, February 8, 1995 to discuss the issue of monopolies in parks. He stated that the Committee had unanimously agreed to ask the Board of Supervisors to appoint representatives to a Joint Board of Supervisors/Planning Commission/Park Authority Committee to discuss this issue and ultimately determine the best course of action to follow. He then MOVED THAT THE PLANNING COMMISSION REQUEST THAT THE BOARD OF SUPERVISORS' DESIGNATED REPRESENTATIVES TO THE JOINT BOARD OF SUPERVISORS/PLANNING COMMISSION/PARK AUTHORITY COMMITTEE ON MONOPOLES ON PARK LANDS TO MEET WITH THE ALREADY- ESTABLISHED PLANNING COMMISSION/PARK AUTHORITY JOINT COMMITTEE ON A MUTUALLY AGREED UPON DATE TO DISCUSS THIS ISSUE AND TO JOINTLY DETERMINE THE BEST COURSE OF ACTION TO FOLLOW WHICH WILL RESOLVE THIS LAND USE ISSUE.

Commissioners Byers and Thomas seconded the motion which carried unanimously.

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"FEATURE SHOWN" AMERICAN PERSONAL COMMUNICATIONS – Right-To-Work Building

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION CONCUR WITH MR. ZOOK'S DETERMINATION THAT THIS IS A "FEATURE SHOWN", THE

AMERICAN PERSONAL COMMUNICATIONS FACILITY ON THE RIGHT-TO-WORK BUILDING AT 8001 BRADDOCK ROAD.

Commissioner Thomas seconded the motion which carried unanimously.

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"FEATURE SHOWN" AMERICAN PERSONAL COMMUNICATIONS – Heritage One Building

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION CONCUR WITH MR. ZOOK'S DETERMINATION THAT THIS IS ALSO A "FEATURE SHOWN".

Commissioner Thomas seconded the motion which carried unanimously.

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"FEATURE SHOWN" BELL ATLANTIC TELECOMMUNICATIONS – Centrepointe Building

Commissioner Koch MOVED THAT PURSUANT TO SECTION 15.1-456 OF THE CODE OF VIRGINIA, THE SITE LOCATED AT 4050 LEGATO ROAD, FAIRFAX, VIRGINIA, TAX MAP NUMBER 46-3((1))41B, BE DETERMINED TO BE A "FEATURE SHOWN" ON THE FAIRFAX COUNTY COMPREHENSIVE LAND USE PLAN FOR A PUBLIC FACILITY.

Commissioner Hartwell seconded the motion which carried unanimously.

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"FEATURE SHOWN" BELL ATLANTIC TELECOMMUNICATIONS – Gateway Dulles Comfort Inn

Commissioner Koch MOVED THAT PURSUANT TO SECTION 15-1.456 OF THE CODE OF VIRGINIA, THE SITE LOCATED AT 450 WESTFAX DRIVE, CHANTILLY, VIRGINIA, TAX MAP NUMBER 34-3((9))1, BE DETERMINED TO BE A "FEATURE SHOWN" ON THE FAIRFAX COUNTY COMPREHENSIVE LAND USE PLAN FOR A PUBLIC FACILITY.

Commissioner Byers seconded the motion which carried unanimously.

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RZ-94-Y-042 – D. B. & A. GENERAL CONTRACTORS, INC. (Decision Only)
(The public hearing for this case was held on Wednesday, January 11, 1995. A complete verbatim transcript of the action taken on this case this evening may be found in the date file.)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-94-Y-042, SUBJECT TO THE EXECUTION OF PROFFERS DATED JANUARY 30, 1995.

Commissioners Hanlon and Hartwell seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Sell abstaining.

Commissioner Koch then MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM ONE ACRE OF USABLE OPEN SPACE REQUIRED FOR CLUSTER SUBDIVISION, PURSUANT TO SECTION 2-309.

Commissioner Hartwell seconded the motion which carried unanimously.

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SP-94-L-057 – MANNIS, LUTHER F. & SHARON A. (Administrative Hearing)

Commissioner Sell MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF ZONING APPEALS THAT SP-94-L-057 BE DENIED, CITING NUMBER 5 OF THE LOCATIONAL GUIDELINES FOR CHILD CARE FACILITIES THAT THIS PARTICULAR APPLICATION FOR MORE THAN THE BY-RIGHT SEVEN (7) CHILDREN IN A HOME DAY CARE CENTER DOES NOT MEET THAT GUIDELINE.

Commissioner Byers seconded the motion which carried by a vote of 10-1-1 with Commissioner Hanlon opposed; Commissioner Downer abstaining.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel established the following order of the agenda:

1. RZ-94-L-029 – James M. Kline
SE-94-L-033 – " " "
2. SE-94-M-024 – Bartmarc L.C./Crossroads L.P.
3. SEA-87-A-086 – College Town Associates
4. PCA-88-S-109-2 – David L. Hunter
RZ-94-Y-055 – " " "
FDP-94-Y-055 – " " "

Without objection, it was so ordered.

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RZ-94-L-029 – JAMES M. KLINE – Appl. to rezone approx. 2.54 ac. located @ 7800 Backlick Rd. fr. I-5 to C-8 to permit retail use w/an overall FAR of 0.20. Comp. Plan Rec: Industrial (Pending Comp. Plan Amend. S94-IV-S2 to permit an option for an automobile dealership.) Tax Map 99-1((1))22. (Concurrent w/SE-94-L-033.) LEE DISTRICT.

SE-94-L-033 – JAMES M. KLINE – Appl. under Sec. 4-804 of the Zoning Ord. to permit a vehicle sale, rental & ancillary service estab. on prop. located @ 7800 Backlick Rd. on approx. 2.54 ac. zoned C-8. Tax Map 99-1((1))22. (Concurrent w/RZ-94-L-029.) LEE DISTRICT. JOINT PUBLIC HEARING.

Lynne J. Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, represented the applicant and reaffirmed that the affidavits dated January 18, 1995 were current and correct. There were no disclosures from the Planning Commissioners.

Mr. Otis Robinson, Zoning Evaluation Division, Office of Comprehensive Planning, furnished the staff report, a copy of which may be found in the date file. He stated that staff recommended approval of RZ-94-L-029, subject to execution of the draft proffers dated February 9, 1995; and that SE-94-L-033 be approved, subject to the development conditions dated January 31, 1995.

Ms. Strobel stated that the application property included several vacant buildings which were eyesores to the community. The applicant had requested a rezoning from the I-5 district to the C-8 and the approval of a special exception to permit a vehicle sale, rental, and ancillary service establishment. She said the proposed car dealership would consist of a single, one-story building of 22,000 square feet which would include a show room, auto parts and storage area, and a vehicle service area. Ms. Strobel noted that the application was in compliance with the Comprehensive Plan. She said the development would improve the appearance of the area, create new jobs, and generate taxes to Fairfax County. She then noted that the applications had been approved by the Lee District Land Use Advisory Committee and requested approval of the Planning Commission.

Commissioner Sell stated that the Lee District Land Use Advisory Committee was interested in having a traffic signal installed at the new entrance. He said that if VDOT approved that traffic signal, they would expect the applicant to fund it. Because of this, he said he would propose a new Development Condition Number 6. Ms. Strobel stated that the applicant understood this condition.

Mr. Joseph F. Skiparo, General Manager of Palone Chevrolet, stated that he supported the motion by the Lee District Land Use Committee which would require interparcel access. He also agreed with the proposed development condition for a signal at the new entrance.

Since there were no additional speakers, no further questions or comments, and no need for rebuttal, Chairman Murphy closed the public hearing and turned to Commissioner Sell for action on these cases. (A complete verbatim transcript of the action taken on these applications may be found in the date file.)

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Commissioner Sell MOVED THAT THE PLANNING COMMISSION RECOMMEND TO BOARD OF SUPERVISORS THAT IT APPROVE RZ-94-L-029, SUBJECT TO THE PROFFERS DATED FEBRUARY 9, 1995, WHICH SHOWS THE EXHIBIT "A" SHOWING THE OPTION FOR A SOUTHERNMOST SHARED ENTRANCE.

Commissioners Byers and Hanlon seconded the motion which carried unanimously with Commissioners Downer and Koch not present for the vote.

Commissioner Sell also MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SE-94-L-033, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2, AS HEREBY AMENDED: THAT NUMBER 3 WOULD ADD THE LANGUAGE ONTO THE END OF THESE CONDITIONS: "EXCEPT FOR THE SHARED ACCESS SHOWN ON EXHIBIT "A" OF THE PROFFERS IN RZ-94-L-029, DATED FEBRUARY 9, 1995". AND FINALLY, WE WOULD HAVE A SUBSTITUTE NUMBER 6 AND SUBSTITUTE THE LANGUAGE TO SAY: "THE APPLICANT SHALL FUND THE TRAFFIC SIGNAL, IF APPROVED BY VDOT, IN CONNECTION WITH THE ENTRANCE SHOWN ON EXHIBIT A OF THE PROFFERS IN RZ-94-L-029, DATED FEBRUARY 9, 1995."

Commissioner Byers seconded the motion which carried unanimously with Commissioners Downer and Koch not present for the vote.

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SE-94-M-024 – BARTMARC L.C./CROSSROADS L.P. – Appl. under Sec. 9-620 of the Zoning Ord. for a waiver of certain sign regulations to permit freestanding shopping center signs on prop. located on the N. side of Leesburg Pike opposite its intersec. w/ Church St. & on the W. side of Columbia Pike approx. 250 ft. S. of its intersec. w/Spring Lane on approx. 1,792 sq. ft. of land zoned C-6, C-8, HC & SC. Tax Map 61-2((1))pt.69, pt.72B. MASON DISTRICT. PUBLIC HEARING.

Antonio J. Calabrese, Esquire, with McGuire, Woods, Battle and Boothe, represented the applicant and reaffirmed that the affidavit dated February 2, 1995, was current and correct. There were no disclosures from the Planning Commissioners.

Ms. Lorrie Kirst, Zoning Evaluation Division, Office of Comprehensive Planning, furnished the staff report, a copy of which may be found in the date file. She stated that the proposed signs were in harmony with the Comprehensive Plan and in conformance with provisions of the applicable Zoning Ordinance. She said staff recommended approval of the application, subject to the proposed development conditions dated February 9, 1995 which were distributed this evening.

Mr. Calabrese furnished and explained the exhibits of the perspective sketch of this application and photographs of the neighboring signs. He also explained the generalized development plan and furnished supporting data from newspapers and letters from the neighbors in the area. He then requested approval of the application.

Since there were no listed speakers and none from the audience, no questions or comments, and no need for rebuttal, Chairman Murphy closed the public hearing and turned to Commissioner Hall for action on this case. (A complete verbatim transcript of the action taken on this case may be found in the date file.)

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Commissioner Hall MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE SE-94-M-024, SUBJECT TO THE FEBRUARY 9, 1995, PROPOSED DEVELOPMENT CONDITIONS.

Commissioners Hanlon, Koch, Palatiello, and Thomas seconded the motion which carried unanimously with Commissioners Byers and Downer not present for the vote.

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SEA-87-A-086 – COLLEGE TOWN ASSOCIATES – Appl. under Sec. 4-604 of the Zoning Ord. to amend SE-87-A-086 for a child care center to permit a change in hours of operation on prop. located @ 10697 Braddock Rd. on approx. 19.40 ac. zoned C-6. Tax Map 68-1 ((1)) 9. BRADDOCK DISTRICT. PUBLIC HEARING.

Mr. Richard C. Wolff, Agent for the applicant, reaffirmed that the affidavit dated January 12, 1995 was current and correct. There were no disclosures from the Planning Commissioners.

At the request of Commissioner Harsel, Chairman Murphy noted that there were no listed speakers, polled the Commission, staff, the applicant, and audience and there were no objections to waiving the staff report. He then closed the public hearing and turned to Commissioner Harsel

for action on this case. (A complete verbatim transcript of the action taken on this case may be found in the date file.)

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-87-A-086, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS IN APPENDIX 1.

Commissioners Hartwell and Thomas seconded the motion which carried unanimously with Commissioners Byers and Downer not present for the vote.

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PCA-88-S-109-2 – DAVID L. HUNTER – Appl. to amend the proffers for RZ-88-S-109 to permit resident. develop. @ a density of 6.61 du/ac. on prop. located on the E. side of Centreville Rd., S. of its intersec. w/New Braddock Rd. on approx. 9.99 ac. zoned R-8 & WS. Tax Map 65-1((1))9A. (Concurrent w/RZ-94-Y-055 & FDP-94-Y-055.) SULLY DISTRICT.

RZ-94-Y-055 – DAVID L. HUNTER – Appl. to rezone approx. 24.00 ac. located on the E. side of Centreville Rd., approx. 1,500 ft. S. of its intersec. w/New Braddock Rd. fr. R-1 & WS to PDH-3 & WS to permit resident. develop. @ a density of 3.58 du/ac. including bonus density for afford. dus & approval of the CDP. Comp. Plan Rec: 2-3 du/ac. Tax Maps 65-1((1))12, 40-44; 65-2((1)) 20-22. (Concurrent w/FDP-94-Y-055 & PCA-88-S-109-2.) SULLY DISTRICT.

FDP-94-Y-055 – DAVID L. HUNTER – Appl. to approve the FDP for RZ-94-Y-055 to permit resident. develop. on prop. located on the E. side of Centreville Rd., approx. 1,500 ft. S. of its intersec. w/New Braddock Rd. on approx. 24.00 ac, zoned PDH-3 & WS. Tax Maps 65-1((1))12, 40-44; 65-2((1))20-22. (Concurrent w/RZ-94-Y-055 & PCA 88-S-109-2.) SULLY DISTRICT. JOINT PUBLIC HEARINGS.

Robert A. Lawrence, Esquire, with Hazel, Thomas, Fiske, Beckhorn, and Hanes, represented the applicant and reaffirmed that the affidavit for RZ-94-Y-055, dated February 2, 1995, and the affidavit dated September 1, 1994 for PCA-88-S-109-2, were current and correct. Commissioner Hunter disclosed that his firm did business with the applicant; therefore he would not participate in this public hearing. There were no other disclosures from the Planning Commissioners.

PCA-88-S-109-2 – DAVID L. HUNTER
RZ-94-Y-055 – DAVID L. HUNTER
FDP-94-Y-055 – DAVID L. HUNTER

February 9, 1995

Ms. Lorrie Kirst, Zoning Evaluation Division, Office of Comprehensive Planning, furnished the staff report, a copy of which may be found in the date file. She stated that staff recommended denial of these applications because of the reasons enumerated in the staff report. She did point out that two (2) adjoining parcels should be consolidated to comply with the Comprehensive Plan.

Commissioner Koch noted that the GDP indicated that there were three (3) unmarked graves on the old church property and asked how many grave sites had been identified. Ms. Kirst stated that a survey of the land had been conducted in 1989 which indicated at least four (4) grave sites; however, it was believed that there were others but it would be too costly to make further investigation.

Commissioner Koch noted that one outstanding issue was the fact that the applicant had not consolidated all eleven parcels, but he had allowed for consolidated development in the future. Ms. Kirst agreed that this had been done.

Mr. Lawrence showed the PCA plan which was the property north of the rezoning. He said there would be no change in the land use and no change in the density on that site and they had eliminated a cul-du-sac which provided access through the Heritage Forest Subdivision. He noted that staff had pointed out that two of the eleven parcels had not been consolidated; however, the elderly owners did not wish to sell at this time, but provisions had been made to consolidate those parcels in the future. He said provisions had also been made for the new development to access the spine road and go to Route 28 on the south. He noted that they had provided substantial landscaping and buffering along the buffer area between the single family subdivisions and common property lines and would provide buffering where gaps existed in the vegetation. He said the applicant had also provided eleven affordable dwelling units located throughout the townhouse community. Regarding the blasting, Mr. Lawrence said they had strengthened that commitment by providing insurance coverage adequate to cover any damages that would be attributable to any blasting on the site. He noted that they had provided for a substantial consolidation with a well-designed community in conformance with the Area Plan.

Commissioner Koch noted that Mr. Lawrence had agreed to return to further discuss these applications with the West Fairfax Citizens Association. He also stated that the Planning Commission had received revised proffers tonight which required additional time; therefore, following the public hearing he would defer the decision on these cases until a later date.

Commissioner Koch asked about the regional storm pond. He noted that three ponds were proposed for the rezoning portion and one for the PCA portion of the application. Mr. Lawrence agreed that this was true and the PCA pond was necessary because of the erosion and siltation process. He then said there was another pond for the same purpose that was required for the rezoning application. Mr. Lawrence stated that the applicant was working with the Department of Public Works as to whether the two remaining ponds could be eliminated or reduced if there was capacity in a downstream pond to convert it to a regional pond.

PCA-88-S-109-2 – DAVID L. HUNTER
RZ-94-Y-055 – DAVID L. HUNTER
FDP-94-Y-055 – DAVID L. HUNTER

February 9, 1995

In response to a question from Commissioner Koch, Ms. Valerie Tucker, Department of Public Works, stated that the existing dry pond would become a regional pond with Fairfax County responsible for the maintenance thereof.

Chairman Murphy called the listed speakers and reminded them of the rules and procedures for addressing the Planning Commission.

Mr. James Hart, 13947 Baton Rouge Court, Centreville, President, Heritage Forest Homeowners Association, showed a map which indicated the proximity of the communities to the application property. He noted that his association supported the applicant regarding the deletion in the PCA of the northern traffic access but there were still concerns about cut-through traffic. He noted that the community was concerned about any necessary blasting because the area was very rocky and deep blasting could cause damage to the already-existing homes nearby. Mr. Hart said that issue was important to Heritage Forest homeowners and they wanted to make certain that the developer had accommodated the blasting problem should anything happen to the structure of their homes. He noted that the dry ponds in Heritage Forest had never come off bond because the developer had gone bankrupt and never completed them; for two years there had been no construction activity on the ponds. He also said that the two dry ponds were wet 365 days a year and contained trash, mosquitoes, and garbage. Mr. Hart asked that the storm water situation be considered with regard to Mr. Hunter's property.

Mrs. Susan Blackwell, 14229 Rock Canyon Drive, Centreville, represented the Green Trails Homeowners Association. She addressed the same concerns noted by Mr. Hart and stressed the problems involving stormwater management and the need for the new developer to adequately provide for stormwater runoff and erosion control. She also noted that the traffic situation was very bad and another access should be considered for this area. Mrs. Blackwell asked that the Planning Commission deny these applications until such time as the issues were more completely resolved. (A copy of her comments may be found in the date file.)

The following individuals aligned themselves with the comments of Mr. Hart and Mrs. Blackwell, and stressed the traffic, blasting, and stormwater control:

1. Mr. Harry Klepsteen, 6512 Palisades Drive, Centreville.
2. Ms. Rebecca Davis, 14103 Starbird Court, Centreville.
3. Mr. John Himmel, 14168 Red River Drive, Centreville.
4. Ms. Elizabeth Morig, 14073 Red River Drive, Centreville.
5. Mr. Robert Erler, 14112 Sorrel Chase Court, Centreville.
6. Ms. Linda Larabee, 14037 Betsy Ross Lane, Centreville.

PCA-88-S-109-2 – DAVID L. HUNTER
RZ-94-Y-055 – DAVID L. HUNTER
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7. Ms. Ella Kern, 14100 Red River Drive, Centreville.
8. Mr. David Leake, 14099 Betsy Ross Lane, Centreville.
9. Ms. Karen Ulrich, 6372 Generals Court, Centreville.
10. Mr. Joseph Barr, 6595 Scott Lamarr Trail, Centreville.

The following individuals were listed speakers but were not present at the meeting:

1. Ms. Karen Ball, 14206 Wood Rock Way, Centreville.
2. Ms. Sheila Chimento, 14096 Red River Drive, Centreville.
3. Mr. Richard Smith, 14112 Red River Drive, Centreville.

In rebuttal, Mr. Lawrence stated that the new proffers, furnished this evening, provided extensive procedures for blasting activities in the area and insurance coverage, if necessary, for those buildings affected. He said the developer would have to conduct a pre-blast survey with a written record of the building conditions which existed prior to any blasting within the one hundred fifty (150) foot area. He also noted that the community swimming pool and facilities had been included in the new proffers with insurance coverage thereto. Regarding stormwater management, Mr. Lawrence stated that the applicant would participate in the regional pond construction and provide stormwater management ponds with control and detention of runoff. He also noted that this was a WSPOD area, so the applicant would have to comply with both WSPOD and BM P requirements. Mr. Lawrence stated that regarding the traffic, the applicant had proffered to build a road to Green Trails Boulevard, a four-lane road, which had the capacity to handle the traffic in accordance with the Comprehensive Plan. He further mentioned that the access to Route 28 only provided for the existing single family houses but once those properties were redeveloped, VDOT would not provide access to Route 28 because of the proposed future interchange.

In closing, Miss Kirst pointed out that the requested density was at the maximum high end of the range.

Since there were no additional speakers, no further questions or comments, and no further rebuttal, Chairman Murphy closed the public hearing and turned to Commissioner Koch for action on these cases. (A complete verbatim transcript of the action taken on these cases may be found in the date file.)

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PCA-88-S-109-2 – DAVID L. HUNTER
RZ-94-Y-055 – DAVID L. HUNTER
FDP-94-Y-055 – DAVID L. HUNTER

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Commissioner Koch MOVED TO DEFER THE DECISION ONLY ON THESE CASES UNTIL FEBRUARY 23, 1995, LEAVING THE RECORD OPEN FOR WRITTEN COMMENTS.

Commissioners Hanlon and Hartwell seconded the motion which carried unanimously with Commissioners Byers, Hunter, and Thomas not present for the vote.

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The meeting was adjourned at 11:02 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Meeting by: Dorothy E. Brittingham

Approved on: December 11, 1996



Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission